

CHAPTER III

LAND USE MANAGEMENT PROGRAM

Summary

Every successful organization or corporation has a sense of where it is and where it's going. To give direction and distribute resources, these groups use a management plan that has the following components:

1. **MISSION OR VISION STATEMENT:** The essence of who we are and what we aspire to become.
2. **MANAGEMENT PLAN:** The building blocks that make up the organization are individually addressed with clear goals, development policies and objectives.
3. **ACTION PLAN:** Who will do what, when and with what resources? A focused list of top priorities is prepared that outlines specific, implementation activities.

Community Vision Statement

Hickman invests in its future. Providing a quality living environment will continue to be a centerpiece of an ongoing process of enhancing community facilities, expanding employment opportunities and taking advantage of being centered in a scenic area, rich with recreational opportunities and conveniently located to a major metropolitan area.

Future Growth Areas

1. Cost efficient growth will be accommodated to the north of 7th Street (Hickman Road) and to the east, north of Hickman Branch.
2. The City will initiate a study to identify the location of future sanitary sewer trunk lines in order to reserve easements in the designated growth areas.
3. A future major street plan will establish new road and road widening locations. This program will also set design and subdivision standards to reduce potential land use/transportation conflicts.
4. The City will submit a request to amend the county land use plan to reflect to goals of the "Horizon Plan" and other exteraterritorial development goals.

Community Image

1. The intersection of Hickman Road and Chestnut (68th Street) will be targeted as the main community focal point. Structures will be removed or renovated and landscaping added. An entrance sign to the existing business district park/trail will be installed (southwest corner)

2. A landscape plan will be developed to enhance the general appearance of the wastewater treatment facility.
3. Hickman Road (west) and South 68th Street (north) are the primary entrances to the City. New development should include landscaping and general design standards to enhance these access points.
4. A development overlay district should be developed for both Hickman Road and South 68th Street. The zoning overlay would promote a positive image, safe circulation and encourage appropriate redevelopment.

Residential

1. New areas for residential development are needed. The City will explore public/private partnerships, municipal financing and other financing mechanisms to promote and create new areas.
2. The City will develop a residential conservation zoning district to encourage property maintenance and redevelopment within the original townsite (south of Hickman Road, west of S 68th). Use permits may allow increases in dwelling units or reduction of lot requirements.
3. The county will be requested to limit new development in the area one to two miles beyond the city limits. This "future" extraterritorial jurisdiction needs to be developed so as to be compatible for annexation and eventual incorporation into the City.
4. Housing authority and/or community development authority will be outlined. The City will consider creating the most appropriate agency to assist in housing and other community development issues.

Commercial

1. In order to serve future growth and provide for a stronger economic base, the intersection of Hickman Road and 68th Street will be designated as the new Central Commercial/Business District.
2. New or renovation of existing business space is needed in the existing business district. Use of the Community Redevelopment Authority or other economic development programs will be investigated.
3. Entrance signs to the business district, community trail, park and other community assets will be developed and installed.

Community Facilities

1. The county will be requested to enact a community well head protection district based on ground water movement. Hickman's water wells will be rezoned to these new districts.
2. Consideration will be given to relocating city functions in an expanded building that could also serve as a civic center located near the Hickman Road and 68th Street intersection.
3. A report will be prepared on developing a general aviation airport. It will identify the application and development process, site selection criteria, and a list of possible sites.
4. The city will take steps to insure capacity for growth in the sanitary sewer system. A program will be designed to reduce infiltration.
5. A study will be undertaken to identify the location and activities that would be included in a new civic center/city hall/recreation center.
6. Consider developing a storm sewer management plan that provides incentives for on-site storm water retention/detention to reduce any increase in run-off.

Transportation

1. A highway corridor district will be implemented. The district will cover S.68th Street/Chestnut and Hickman Road/7th Street. Design and subdivision standards will include traffic safety and urban design standards.
2. The city will work to include S. 68th Street (top priority) and Hickman Road in the County 1 and 6 Year Road Program for widening.
3. The city will set aside an annual Improvements and Maintenance fund that residents can match in order to construct streets, curb and gutter.
4. Consider designation of 2nd Street as a Collector on the City's street system.

Parks and Recreation

1. The city will encourage a county-wide trail system that will tie the Lincoln area into the state lakes near Hickman.
2. The city will seek to expand Prairie Park as development takes place to the east.
3. New park sites will be acquired north of Hickman Road.
4. A study for a recreation center, including community pool will be undertaken.

Economic Development

1. Establish a Community Redevelopment Authority. Determine or identify qualified blighted areas and prepare redevelopment plans. Consider possible public/private ventures to eliminate deteriorated conditions.
2. Establish an Economic Development Corporation (non-profit). Utilize the Nebraska Community Foundation to set up a corporation.
3. Consider an LB 840 "Local Economic Development Program". Evaluate potential for either sales tax or property tax supported programs for industrial or business development.

LAND USE

A basic goal of Hickman's Land Use Plan is to support moderate community growth through cost efficient expansion of its infrastructure. To that end the city analyzed areas for potential growth and identified priority growth areas. Also involved with supporting growth, the city identified the need to maintain its current utility systems (especially waste water treatment) and to seek greater county support in directing compatible rural growth.

Moderate growth was considered to be a ten percent (10%) per decade or, roughly, one percent per year. This amounted to new population growth of 113 people between 1990 - 2000; 125 people between 2000 - 2010; and 138 people between 2010 - 2020. The results of this analysis are presented in the following tables.

The following Land Use demands were calculated using the medium series for population growth. The Housing projections were calculated using Hickman's 1990 US Census data. See attached sheets for a detailed breakdown of calculations.

Residential Demand

	Projected Dwelling Units		
Year	Owner Occupied	Renter Occupied	Total new acres
2000	29	10	5.63
2010	32	11	6.23
2020	35	12	6.88

Projected Composition of future Land Use Demand (by Percentage)

Residential Uses	38%
Commercial Uses	3%
Industrial Uses	7%
Public Uses	5%
Public R.O.W. Uses	40%
Other Uses	7%
Total Land Uses	100%

Using these percentages allows for market competition in the growth of Hickman. This also allows for diversity in a managed framework.

Projected Paving Needs

Year	Sq. Ft. R.O.W.	Length (60' R.O.W.)	Sq. Yds. of Paving	Cost/Sq. Yd. (28' Roadway)	Total Costs
2000	258,318.38	4,305	13,396	\$21*	\$281,295
2010	285,750.42	4,762	14,815	\$21*	\$315,115
2020	315,468.47	5,258	16,358	\$21*	\$343,520

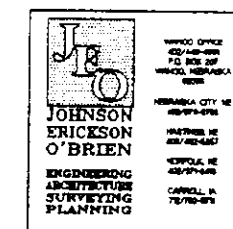
*Costs per Square Yard are based upon 1994 paving costs for typical 6" thick concrete roadway paving.

The city plans to develop the area north of Hickman Road and west of South 68th as its prime growth area. The area immediately to the east of town south of Hickman Road is considered an alternate location depending on landowner and developer interests. This area will require some additional collector/trunk sewer line extending south to meet the existing sewer system at Conestoga Road.

The City has also projected a Future Growth Boundary in its Horizon Plan. This looks at the area beyond the statutory one mile extraterritorial jurisdiction. This is the area that is likely to become the city's responsibility or could have a significant impact on future growth. The essential components of this plan involve restricting only new rural residential development. Consistent with the County's new Comprehensive Plan, the city's policy is new residential development should be located in the city. Also, the plan recommends the extension of the Lincoln Trail System to connect the metropolitan area and the two state recreation lakes.

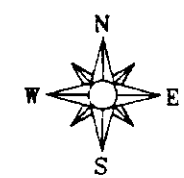


	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	DOWNTOWN COMMERCIAL
	NEW CENTRAL BUSINESS DISTRICT
	PARKS
	TRAIL SYSTEM
	HIGHWAY CORRIDOR OVERLAY DISTRICT



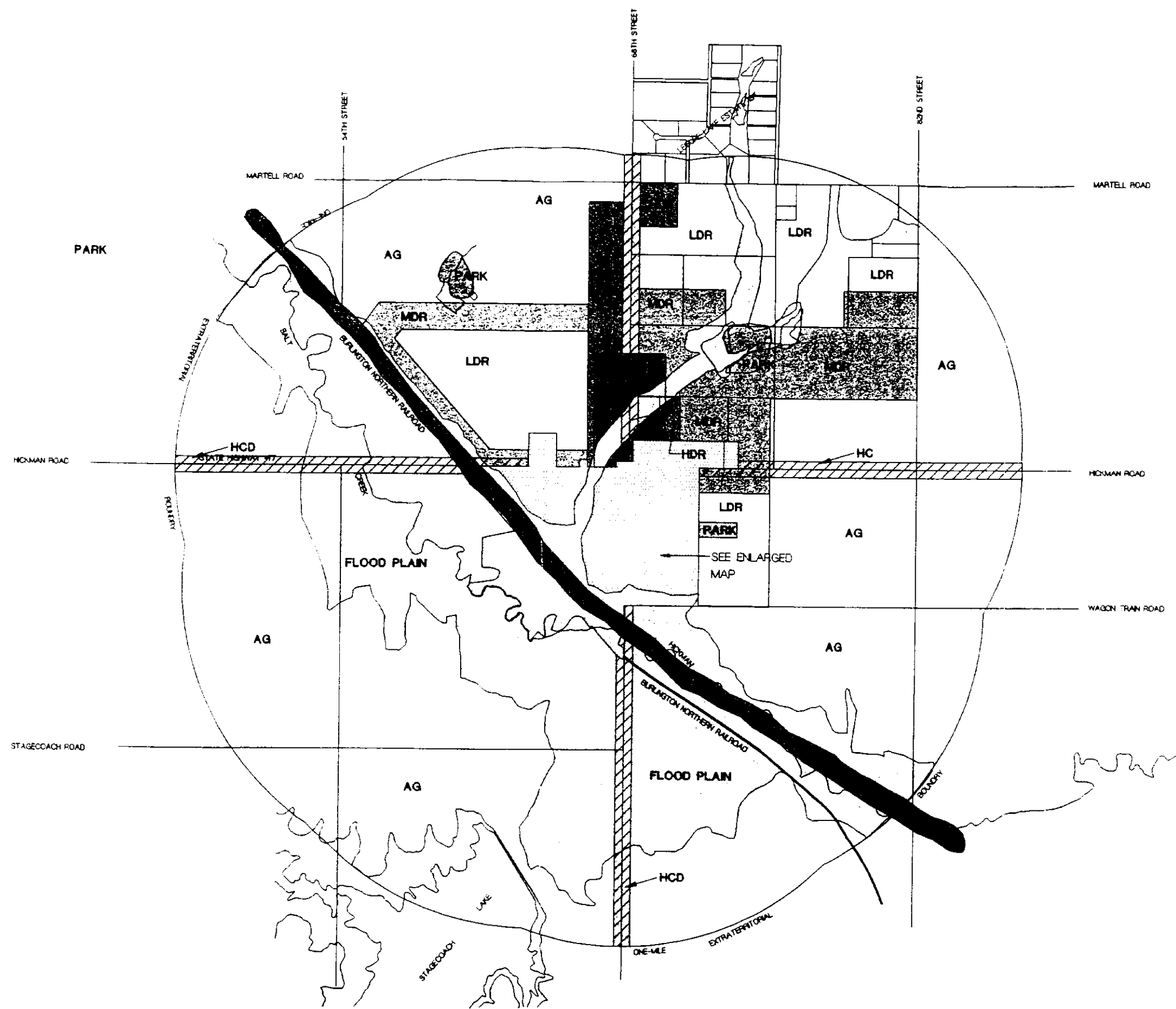
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CITY OF
HICKMAN, NEBRASKA
ONE-MILE
EXTRATERRITORIAL

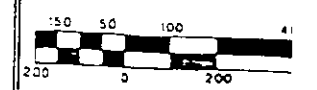


LAND USE PLAN

- LDR LOW DENSITY RESIDENTIAL
- MDR MEDIUM DENSITY RESIDENTIAL
- HDR HIGH DENSITY RESIDENTIAL
- HCD HIGHWAY COMMERCIAL
- NEW CENTRAL BUSINESS DISTRICT
- PARKS
- TRAIL SYSTEM
- FLOOD FLOOD PLAIN CONSERVATION DIST.
- AG AGRICULTURAL
- HC HIGHWAY CORRIDOR OVERLAY DISTRICT

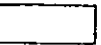
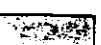




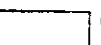


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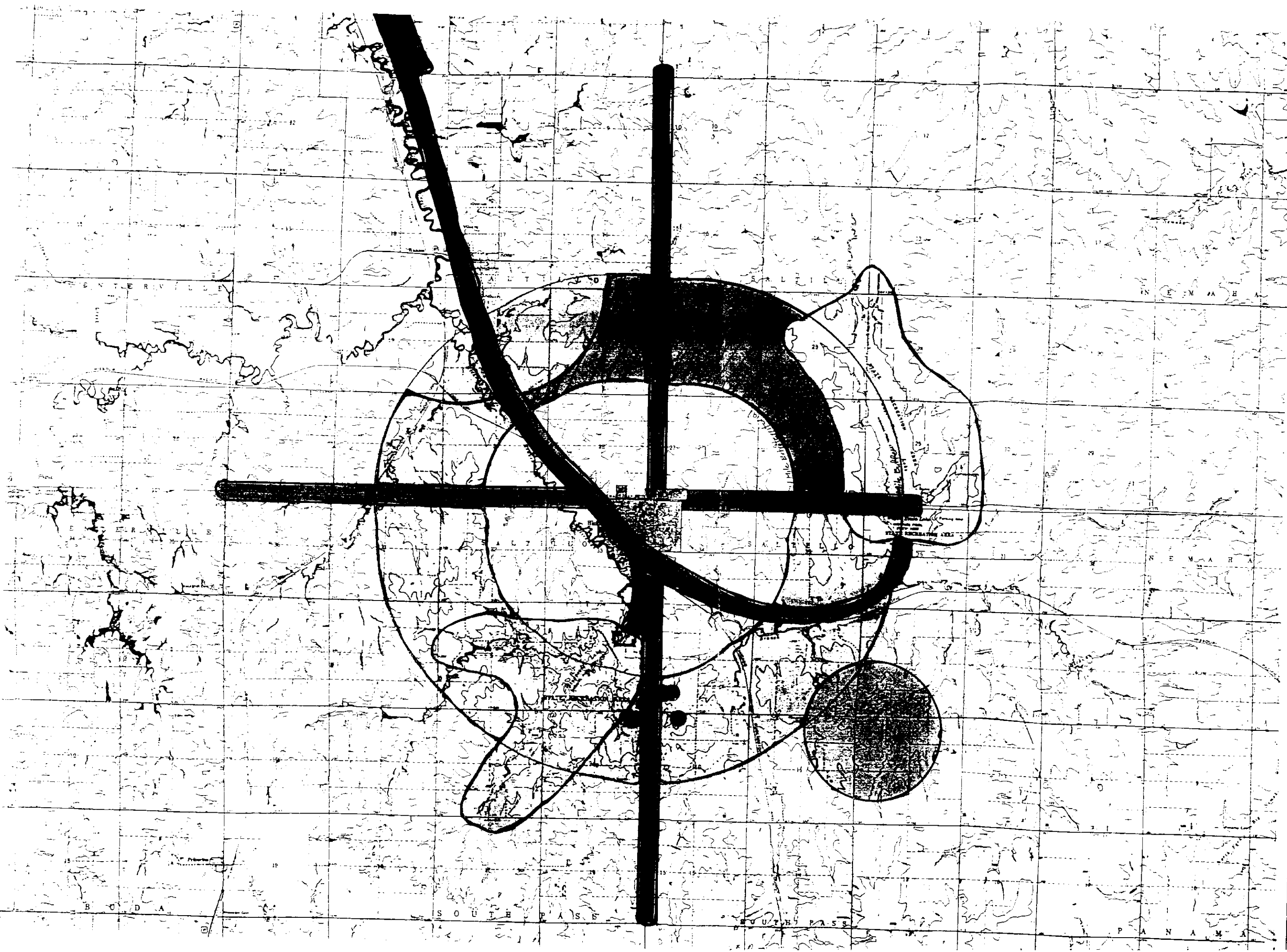
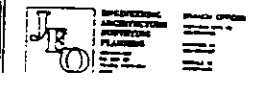


Horizon Map
2020

LEGEND:

-  AG - RES
-  RECREATION
-  TRAIL SYSTEM
-  HIGHWAY CORRIDOR
-  BUFFER
-  WELL LOCATIONS
-  OTHER ET'S

REVISIONS	
DATE	ORDINANCE NO.



PLAN IMPLEMENTATION: FIVE YEAR ACTION PLAN 1995

GOAL	ACTIONS	WHO	WHEN	RESOURCES
1.0 Provide for city growth through infrastructure maintenance and development	1.1 Complete sewer infiltration study and budget for cost effective repairs	a. Engineering consultant and city council	a. Complete study by 1996 b. Utilize any surplus funds to prepare plans March 95 through June 95 c. Finance repairs for FY 95-96	a. Surplus funds b. Property tax, G.O.
	1.2 Prepare interceptor/trunk Sewer Study for north and east growth areas. Identify location and estimated costs	b. City Council and engineering consultant	d. Includes study funding in FY 96-97 budget	
	1.3 Design and construct water and sewer into first growth area	c. Landowners, City, Engineering consultant	e. Fund design with FY 96-97 surplus funds. Complete design in FY 96-97	
	1.4 Establish a Community Redevelopment Authority	d. City, consultant	f. Upon completion of comprehensive plan	

GC	ACTIONS	WI	WHEN	RESOL	ES
2.0 Guide future growth and development	2.1 Submit sub-area plan amendment to county for "Horizon Plan"	a. Planning Consultant, City council and Planning Com.	a. Submit to County February 1996	a. Budgeted funds	
	2.2 Update Zoning and Subdivision Regulations	b. Planning Consultant, City council and Planning Com.	b. Complete by June 1996		
	2.3 Relocate central business district with new civic/recreation center	c. City Council, Planning Commission, Consultant	c. Initiate study in 1996-97 budget year		
3.0 Improve street conditions					
4.0 Renovations of commercial area					

GC	ACTIONS	Wt	WHEN	RESOL	ES
5.0 Promote Economic Development					
6.0 Explore satellite or branch offices opportunities with existing Lincoln services					